



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. DP 2020-02
DATE: 9/9/20

APPLICANT & PROPERTY OWNER INFORMATION

NAME Stanley McGriff PHONE 774-551-6186
ADDRESS 11 Wheeler Road, Grafton, MA 01519
NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 20122 Page 145

CONTACT INFORMATION

NAME Stanley McGriff PHONE 774-551-6186
ADDRESS 11 Wheeler Rd, Grafton, MA 01519

PROJECT LOCATION:

STREET AND NUMBER 11 Wheeler Rd
ZONING DISTRICT R40 ASSESSOR'S MAP 45 LOT #(S) 1

PROJECT/PLAN INFORMATION:

PLAN TITLE Flexible Development - Definitive Plan PLAN DATED: August 17, 2020
PREPARED BY (Engineer) Andrews Survey & Engineering, Inc.
ADDRESS 104 Mendon St, Uxbridge, MA 01569 PHONE 508-278-3897

Said plan has X has not _____ evolved from a preliminary plan submitted to the Board on (date) April 23, 2019
and approved (with modifications) _____ disapproved X on (date) December 23, 2019
This plan has X has not _____ evolved from a Special Permit # 2019-9 granted on (date) December 23, 2019
and recorded in Worcester District Registry of Deeds - Book 62767 Page 121

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a **DEFINITIVE** plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from Walter A Jackman, Jr. and Sandra L Jackman
by deed dated 6/29/1998 and recorded in the Worcester District Registry of Deeds Book 20122, Page 145,
registered in the _____ Registry District of Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following: _____

The undersigned hereby applies for the approval of said **DEFINITIVE** plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature [Signature] **RECEIVED** Date: 8/18/20
Property Owner's Signature (if not Applicant) _____ **September 21, 2020** Date: _____

Planning Board
Grafton, MA



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**APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
AREA WITHIN A SUBDIVISION**

NAME OF APPLICANT: Stanley McGriff

NAME OF SUBDIVISION: Stillwater Estates

LOCATION OF SUBDIVISION: 11 Wheeler Road, Grafton, MA

ASSESSOR'S MAP 45 **LOT** 1

A. Total area of original tract shown in this subdivision equals 298,909 SF

(1) Area in lots – Nos. 1, 2, 3, etc., equals 144,777 SF

(2) Area in street ROW's – A, B, C, etc., equals 32,242 SF

(3) Area reserved for parks, bikeways, etc., equals 121,890 SF

B. Total area of subdivision (should equal A above) 298,909 SF

(1) Street A equals 32,242 SF

(2) Street B equals _____

(3) Street C equals _____

C. Total area of street ROW's (should equal A2 above) 32,242 SF

D. All area not included in A1 or A 2 121,890 SF

Sewer Easements equal _____

Drainage Easements equal 19,378 SF

Utility Easements equal _____

Other (specify) Common Land/Open Space = 102,512 SF

Total (should equal A3) 121,890 SF



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APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

LAND SURVEYOR'S CERTIFICATE

DATE: 9/9/20

NAME OF APPLICANT: Stanley McGriff

NAME OF SUBDIVISION: Stillwater Estates

LOCATION OF SUBDIVISION: 11 Wheeler Road

ASSESSOR'S MAP 45 LOT 1

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Flexible Development - Definitive Plan - 11 Wheeler Road

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from Walter & Sandra Jackman to Stanley & Lisa McGriff
dated June 29, 1998 and recorded in the Worcester Registry in
Book 20122, page 145.

2. Other plans, as follows: _____

3. Oral information furnished by: _____

4. Actual measurement on the ground from a starting point established by: _____

5. Other sources: _____

(Seal of Land Surveyor)

Signed

Byron J. Andrews

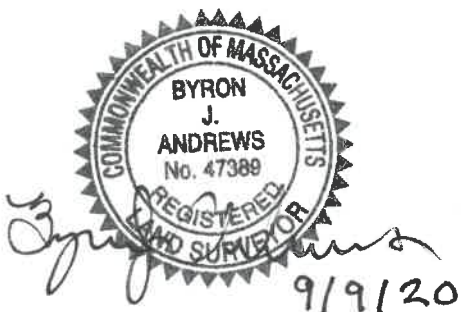
Registered Land Surveyor

Address:

Andrews Survey & Engineering, Inc.

104 Mendon St

Uxbridge, MA 01569





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APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

ENGINEER'S CERTIFICATE

DATE: 9/9/20

NAME OF APPLICANT: Stanley McGriff

NAME OF SUBDIVISION: Stillwater Estates

LOCATION OF SUBDIVISION: 11 Wheeler Road

ASSESSOR'S MAP(S) 45 LOT(S) 1

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Flexible Development - Definitive Plan - 11 Wheeler Rd

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

6. Deed from Walter & Sandra Jackman to Stanley & Lisa McGriff
dated June 29, 1998 and recorded in the Worcester Registry in
Book 20122, page 145.

7. Other plans, as follows: _____

8. Oral information furnished by: _____

9. Actual measurement on the ground from a starting point established by: _____

10. Other sources: _____

(Seal of Engineer)



Signed *Richard M. Mainville*
Registered Professional Engineer

Address:
Andrews Survey & Engineering, Inc.
104 Mendon St
Uxbridge, MA 01569



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APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
VERIFICATION OF PROPOSED STREET NAMES

This is to be submitted by the applicant to the Planning Board at the time of submission of a Definitive Subdivision Plan. The applicant must secure the Police Chief's comments prior to submittal.

DATE: 9/9/20

NAME OF APPLICANT: Stanley McGriff


NAME OF SUBDIVISION: Stillwater Estates

LOCATION OF SUBDIVISION: 11 Wheeler Road

ASSESSOR'S MAP 45 LOT 1

The following is a complete list of all proposed street names located within the boundaries of said subdivision:

Stillwater Lane


Applicant's Signature

8/18/20
Date

The above listing of proposed street name(s) for the above-named subdivision:

____ are acceptable as submitted
____ are not acceptable as submitted

Comments _____

Police Chief's Signature

Date



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PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: 9/9/20

NAME OF APPLICANT: Stanley McGriff

NAME OF PROJECT: Stillwater Estates

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.

Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.

The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.

Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.

- ☒ RESIDENTIAL..... Part V: Residential Permits
☐ BUSINESS..... Part VI: Business Permits
☐ INDUSTRIAL..... Part VI: Business Permits, Part VII: Industrial Permits

PART I - GENERAL INFORMATION

6. Dominant land use within 1/4 mile of site: Residential

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: 8.3 +/- acres
- b. Number of acres already developed: 3.5 +/- acres
- c. Number of acres to be developed under this application: 5.87 +/- (including already developed) acres
- d. Anticipated construction dates - from TBD to TBD
- e. Anticipated capital expenditure: \$ TBD
- f. If expansion of existing project : _____ % expansion (total)

7. Total height of tallest proposed structure TBD feet.

B. NATURAL FEATURES OF SITE

1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion):

	Current		After Completion	
Meadow or Brushland	<u>3.1</u>	acres	<u>3.4</u>	acres
Forested	<u>4.6</u>	acres	<u>3.6</u>	acres
Active Agriculture	_____	acres	_____	acres
Idle Agriculture	_____	acres	_____	acres
Chapter 131 Classified Wetland	_____	acres	_____	acres
Water Surface Area (ponds, lakes, streams)	_____	acres	_____	acres
Unvegetated (rock, gravel)	_____	acres	_____	acres
Roads, Buildings, Pavement	<u>0.6</u>	acres	<u>1.3</u>	acres
Active Recreation Facility	_____	acres	_____	acres
Other (specify): _____	_____	acres	_____	acres
Total:	<u>8.3</u>	acres	<u>8.3</u>	acres

2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify):

YES	NO	
_____	<u>X</u>	Stream _____ Classification <u>River</u>
_____	<u>X</u>	Waterbody _____
<u>X</u>	_____	Chap. 131 Classified Wetland (#) <u>Stormwater and Path improvements</u>
<u>X</u>	_____	Woodlands <u>Subdivision Road, Dwellings, Stormwater, Utilities, etc</u>
_____	<u>X</u>	Steep Slopes _____
_____	<u>X</u>	Agricultural Land _____
_____	<u>X</u>	Unique Ecological Feature _____
_____	<u>X</u>	Unique Geological Feature _____
_____	<u>X</u>	Designated Open Space _____
_____	<u>X</u>	Designated Sensitive Environmental Area _____
_____	<u>X</u>	Parkland _____
<u>X</u>	_____	Recreational Facilities <u>Grafton Land Trust, Path improvements</u>
_____	<u>X</u>	Historic Site _____
_____	<u>X</u>	Known Archeological Site _____
_____	<u>X</u>	Unique Archaeological Site _____
_____	<u>X</u>	Plant or animal species identified as threatened or endangered: _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION - continued

3. Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO X YES (specify on separate sheet)

C. PLANNING CONSIDERATIONS

1. Is the site served by:
 - a. Sanitary sewer X Septic Systems Other
 - b. Drainage X
 - c. Public water X Wells Other
 - d. Natural Gas X
 - e. Other utilities (specify) Electric
2. Is the site contiguous to any of the following?
 State Road
 County Road
 X Town Street (Accepted)
 Private Road or Drive (Specify)
3. Is there a property line boundary within 100' of the proposed disturbed area? Yes
4. Are any of the following within 1000' of the site?

<u> </u> School	<u> </u> Ambulance Station
<u> </u> Library	<u> X </u> Government or other Public Bldg.
<u> </u> Firehouse	<u> </u> Cultural Center (Museum, etc.)
<u> X </u> Utility Facility	<u> </u> Cemetery
<u> </u> Church	
<u> </u> High Voltage Electrical Transmission Line	
<u> </u> Wireless Communications Facility	
5. Will the action result in the preservation of any open space? NO YES X
Is the site presently used by the community as open space or recreation area? NO X YES
6. Will the project result in any major visual impacts? NO X YES
7. Will the project affect any important views or vistas? NO X YES
8. Special Planning considerations: Is any portion of the site within any of the following?
 Historic District
 X 500 feet of a state/county road, parkland, or municipal boundary
 100 year floodplain as defined by FEMA Flood Ins. Maps
10. Has any provision been made for solar or other alternative sources of energy for this project?
NO X YES If YES, specify
11. Has provision been made for siting the project to make use of natural solar heating or shading?
NO X YES
12. Will this project require the relocation of any other project or facility? NO X YES

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART II - GEOLOGY & HYDROLOGY

- A. What is the predominant soil type(s) on the project site? Sandy Loam
- B. What is the depth to bedrock? TBD feet
(Information Source: _____)
- C. Are there any bedrock outcroppings on the site? NO X YES _____
- D. What is the general slope of the land?
0-10% X 10-15% X 15% or greater _____
- E. What is the depth to the water table? 5 Feet
(Information Source: Soil Testing done by Andrews Survey and Engineering)
- F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO X YES _____ (Specify on separate sheet)
- G. Will any stream channels be modified? NO X YES _____
- H. What additional percentage of the site will be covered by impervious materials as a result of this project? 8.5% % more than existing.
- I. Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO _____ YES X
(If YES, please attach a narrative explanation on separate sheet.)
- J. Are there any existing drainage problems on the site, upstream, or downstream?
NO X YES _____ (If YES, please attach a narrative explanation on a separate sheet.)
- K. How much on-site storage of runoff will be provided? 0.62 acre-feet
- L. Are Sedimentation ponds to be provided? NO _____ YES X
- M. Are retention ponds to be provided? NO X YES _____ Temporary _____ Permanent _____
Are detention ponds to be provided? NO X YES _____ Temporary _____ Permanent _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART III - GRADING AND SITE DEVELOPMENT

A. How much natural material will be removed from the site of the project?

Rock TBD cubic yards

Topsoil TBD cubic yards

Subsoil. TBD cubic yards

B. How much natural material will be brought onto the site of the project?

Rock TBD cubic yards

Topsoil TBD cubic yards

Subsoil. TBD cubic yards

C. How much natural material will be redistributed on the site of the project?

Rock TBD cubic yards

Topsoil TBD cubic yards

Subsoil. TBD cubic yards

D. How many square feet of vegetation (trees, shrubs, ground cover) will be disturbed on this project site?

200,000 square feet

E. Are there any plans for revegetation? NO X YES _____ (specify on separate sheet)

F. Will blasting occur during construction? NO _____ YES _____

G. How will demolition debris (if any), vegetation waste, and similar materials be disposed of?

H. Will existing contours be altered by more than 3 feet of:

Cut: NO _____ YES X

Fill: NO _____ YES X

I. What will be the maximum gradient of roadways within the project? 3.5%

What will be the maximum gradient of driveways within the project? 9%

What will be the gradient of roadways within the project? 2% and 3.5%

PART IV - PERMITS AND/OR APPROVALS REQUIRED

If YES, specify: _____

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen			
Planning Board	Special Permit	April 2019	December 2019
Board of Appeals			
Regional Agency			
Board of Health			
Highway Department			
Mass. Dept. of Public Health			
Mass. D.E.P.	Sewer Ext.		
	MEPA		
	Other	X - Notice of Intent	
Mass. Highway			
Other State Agency			
US Army Corps. Engineers			
US Environmental Protection Agency			
Other Federal Agency			
Other State Agency			
Other Municipal Agency			
Regional Agency			

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART V - PERMITS: RESIDENTIAL

- A. Is project to be single phased TBD or multi-phased _____ ?
- B. If multi-phased project:
- a. total number of phases anticipated: TBD
 - b. anticipated date of Phase 1 commencement (including any necessary demolition):
TBD
 - c. approximate date of completion of final phase:
TBD
 - d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____
- C. Number and type of housing units to be constructed:
- | | <u>One Family</u> | <u>Two Family</u> | <u>Multi-Family</u> | <u>Condo or Co-op</u> |
|----------|-------------------|-------------------|---------------------|-----------------------|
| Initial | <u>6</u> | _____ | _____ | _____ |
| Ultimate | _____ | _____ | _____ | _____ |
- D. If project is not on the public sanitary sewers:
- 1. Type of on-site sewerage system(s) to be installed:
_____ standard leach field(s)
_____ raised fill systems
_____ package plant
_____ other (specify:) _____
 - 2. If any surface outflow, name of stream into which effluent will be discharging:

- E. If project involves drainage / stormwater management facilities:
- 1. Where do storm sewers discharge? Infiltration Basin 1
 - 2. What volume of storm water runoff is planned for? _____ cfs at point of discharge
- F. 1. If water supply is from existing wells, indicate pumping capacity of existing well _____ gal./min.
2. If water supply is from new wells, what impact can be expected on the local water table?

- G. Total anticipated water usage per day: _____ gallons per day
- H. Number of off-street parking spaces: 0 existing, 0 proposed



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Stanley McGriff
Petitioner Name

Stanley McGriff
Property Owner / Company Name

11 Wheeler Rd
Petitioner Address

11 Wheeler Rd
Property Address

Grafton, MA 01536
City, State, Zip

Grafton, MA
City, State, Zip

774-551-6186
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			
Motor Vehicle Excise	✓		
Disposal			
General Billing	✓		

Christine Atchue
Treasurer / Collector Name (please print)

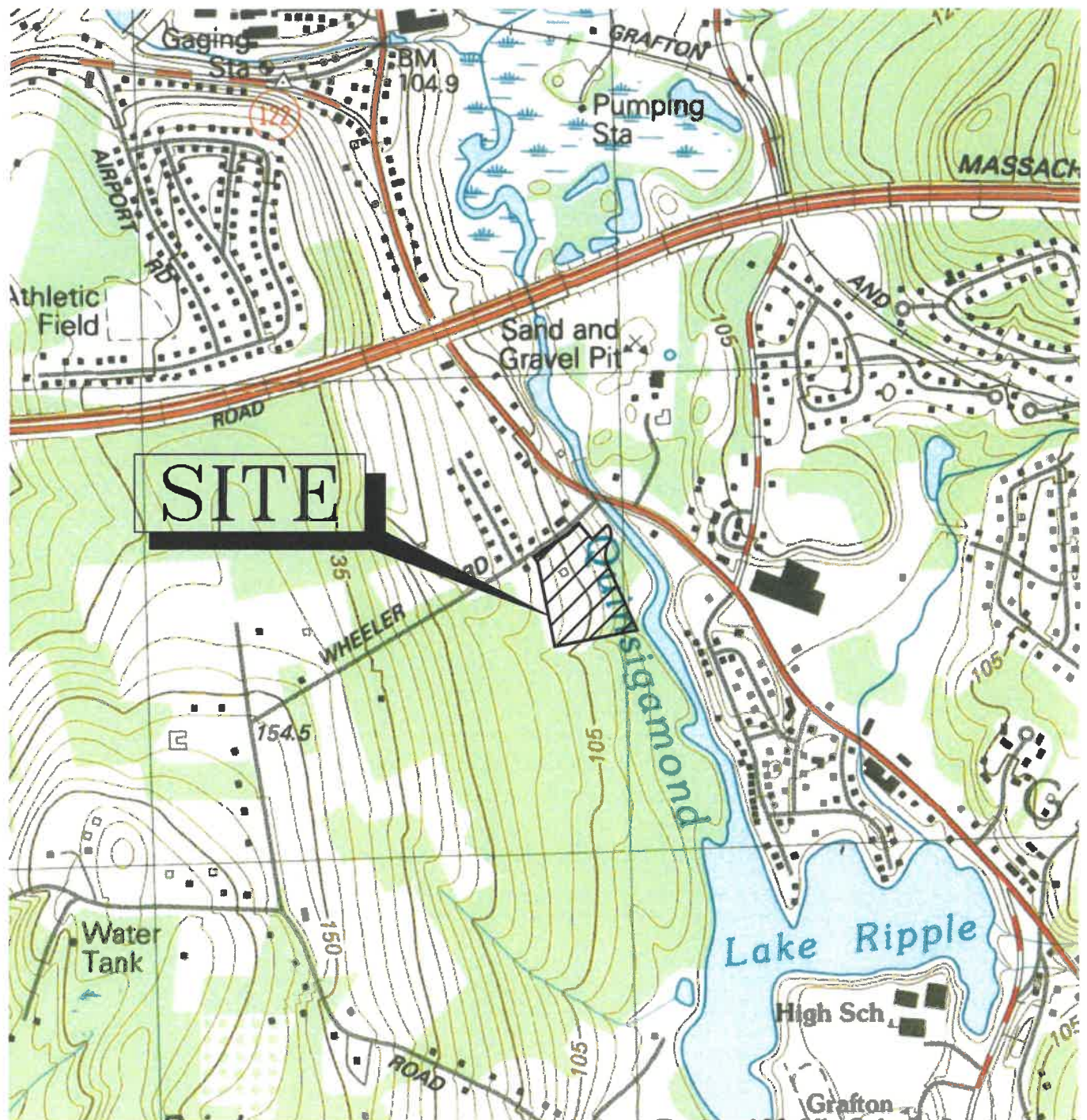
[Signature]
Treasurer / Collector Signature

8/18/20
Date

**11 WHEELER ROAD
MAP 45, LOT 1**

Tammy Kalinowski
TAMMY KALINOWSKI, OFFICE MANAGER

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
045.0-0000-0001.0	11 WHEELER ROAD	MCGRIFF STANLEY W	MCGRIFF LISA A	11 WHEELER ROAD	N GRAFTON	MA	01536	20122	145
045.0-0000-0002.A	13 WHEELER ROAD	COMPTON JENNIFER M	COMPTON JUSTIN A	13 WHEELER ROAD	N GRAFTON	MA	01536	44002	163
045.0-0000-0002.B	15 WHEELER ROAD	BAZINET ANDREW J	BAZINET STEPHANIE J	15 WHEELER ROAD	N GRAFTON	MA	01536	52501	170
045.0-0000-0002.C	17 WHEELER ROAD	POSTERRO KEVIN M	POSTERRO SUSAN R	17 WHEELER ROAD	N GRAFTON	MA	01536	41233	389
045.0-0000-0002.D	19 WHEELER ROAD	GANDURI CHANDRASEKHAR V	RANGWALA MAIMUNA H	19 WHEELER ROAD	N GRAFTON	MA	01536	51427	190
045.0-0000-0009.0	16 WHEELER ROAD	GILL JOHN M	GILL LINNETTE BARLOW	16 WHEELER ROAD	N GRAFTON	MA	01536	17395	295
045.0-0000-0010.0	1 MEADOW LANE	PARDEE KATHLEEN A		1 MEADOW LANE	N GRAFTON	MA	01536	45041	5
045.0-0000-0011.0	3 MEADOW LANE	USTIN PAUL J	USTIN JUNE D	3 MEADOW LANE	N GRAFTON	MA	01536	3441	59
045.0-0000-0019.0	4 MEADOW LANE	POSTERRO BARRY P & CONSTANCE E	POSTERRO FAMILY REVOCABLE LIVING	4 MEADOW LANE	N GRAFTON	MA	01536	46642	337
045.0-0000-0020.0	2 MEADOW LANE	MEWHINEY JOSEPH R TRUSTEE	JOSEPH R MEWHINEY SILVER LIFE PLA	2 MEADOW LANE	N GRAFTON	MA	01536	46513	342
045.0-0000-0021.0	14 WHEELER ROAD	MELLOR JUSTIN P		14 WHEELER ROAD	N GRAFTON	MA	01536	50820	82
045.0-0000-0022.0	10 WHEELER ROAD	RAYMOND, CHAD S	RAYMOND, CHANTEL A	10 WHEELER ROAD	N GRAFTON	MA	01536	60729	160
045.0-0000-0023.0	8 WHEELER ROAD	POCIUS RITA C LIFE ESTATE	GOODSPEED NANCY & POCIUS JOHN W	P O BOX 220	N GRAFTON	MA	01536	51676	196
045.0-0000-0024.0	6 WHEELER ROAD	AHLMAN NICHOLAS	AHLMAN DOROTHY J	6 WHEELER ROAD	N GRAFTON	MA	01536	58545	60
045.0-0000-0025.A	119 WORCESTER STREET	HOUE MARGUERITE I TRUSTEE	HOUE FAMILY IRREVOCABLE TRUST	121 WORCESTER STREET	N GRAFTON	MA	01536	53855	151
045.0-0000-0025.B	4 MEADOW LANE REAR	POSTERRO BARRY TRUSTEE	T C REALTY TRUST	4 MEADOW LANE	N GRAFTON	MA	01536	14204	339
045.0-0000-0034.0	4 WHEELER ROAD	BAPTIST CHURCH OF GRAFTON		PO BOX 304	GRAFTON	MA	01519	4690	475
045.0-0000-0035.0	120 WORCESTER STREET	GRAFTON TOWN OF	SEWER PUMPING STATION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	5931	333
045.0-0000-0070.0	20 WHEELER ROAD	MAGILL ASSOCIATES		P O BOX 565	GRAFTON	MA	01519	16976	47
046.0-0000-0019.0	103 WORCESTER STREET	103 WORCESTER STREET LLC		2 STONEGATE CIRCLE	GRAFTON	MA	01519	55855	52
046.0-0000-0021.0	111 WORCESTER STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	31569	165
046.0-0000-0022.0	5 WHEELER ROAD	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	5167	64
046.0-0000-0025.0	118 WORCESTER STREET	T & T LEASING CORP	ATTN AGGREGATE INDUSTRIES NER INC	6211 ANN ARBOR ROAD	DUNDEE	MI	48131	63	185
055.0-0000-0047.0	11 WHEELER ROAD REAR	GRAFTON LAND TRUST INC		PO BOX 114	GRAFTON	MA	01519	4384	384



U.S.G.S. LOCUS MAP

SCALE: 1"=1000'

**PRELIMINARY DEVELOPMENT
11 WHEELER ROAD
GRAFTON, MASSACHUSETTS**



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289



FIGURE 1.0

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

September 9, 2020

Town of Grafton Planning Board
Mr. Christopher McGoldrick, Town Planner
30 Providence Road
Grafton, MA 01519

RE: *Definitive Subdivision Plan*
11 Wheeler Road, Grafton, Massachusetts
ASE Project No.: 2018-207

Dear Members of the Board:

On behalf of Stanley W. & Lisa A. McGriff, Andrews Survey & Engineering, Inc. has prepared the attached Flexible Development – Definitive Subdivision Plan for their property located at 11 Wheeler Road in Grafton, Massachusetts. Please accept this letter as a formal application for a Definitive Subdivision pursuant to The Town of Grafton Zoning By-Law

The total property is comprised of approximately 8.3± acres of land and is situated on the south side of Wheeler Road. The property is identified by the Grafton Board of Assessors as Map 45, Parcel 1, and is located within the Residential (R-40) zoning district and Water Resource Protection District and is owned by Stanley W. & Lisa A. McGriff.

In accordance with the By-law, enclosed please find copies of the following documents in support of the application for Definitive Subdivision

- ✓ Electronic files on flash drive
- ✓ 4 full size plan sets, 2 11x17 plan sets
- ✓ 2 application packages
- ✓ 2 stormwater reports

We look forward to working with you to successfully complete this project. Should you have any questions or require additional information, please contact this office.

Very Truly Yours,
ANDREWS SURVEY & ENGINEERING, INC.



Kristen LaBrie, EIT
Project Manager

**Flexible Development – Definitive Subdivision
11 Wheeler Road
Grafton, Massachusetts**

Project Description and Narrative

The Project Site is comprised of approximately 8.3± acres of land and is situated on the south side of Wheeler Road. The property is identified by the Grafton Board of Assessors as Map 45, Parcel 1, and is located within the Residential (R-40) zoning district and Water Resource Protection District and is owned by Stanley W. & Lisa A. McGriff. The site is bounded to the north by Wheeler Road, to the east and south by land owned by the Grafton Land Trust and on the west by single-family residences.

The property is located entirely within the Residential (R-40) zoning district which requires a minimum lot area of 40,000 SF and 140 feet of frontage, in a conventional subdivision. The site is also located within the Water Resource Protection District. The site currently contains an existing single-family house and portions of undeveloped land. Although no wetland resource areas exist on site, there are wetland resource areas that surround the property on the east and south sides on land owned by Grafton Land Trust. A wetland delineation of the wetland resource areas has been completed by EcoTec, Inc. and the flag locations have been surveyed and are shown on the plans. The soils on site are mapped as a soil classification of B and C type soils according to Natural Resources Conservation Service Soil Maps. The soils on site are well suited for the design of an on-site stormwater management system. The project will be served by municipal water and sewer available in Wheeler Road. It is anticipated that an 8" water main will be constructed in the new roadway which will be tapped into the existing water main in Wheeler Road per Grafton Water Department requirements. The proposed sewer line in the new roadway will be a gravity system that will tie into the existing sewer main in Wheeler Road. Based on record sewer information provided by the Director of Public Works, the existing gravity sewer main is approximately nine (9) feet deep, thus allowing a gravity service in the new subdivision.

The Town of Grafton Planning Board approved the special permit for the flexible development (Permit #2019-9) on December 23, 2019. The special permit has been recorded at the Worcester Registry of Deeds Book 62767, Page 121. The Definitive Subdivision plan being submitted is a developed version of the Preliminary Subdivision Plan that was denied in December 2019.

The Flexible Development Plan results in the creation of six (6) new lots conforming to minimum requirements set forth in Section 5.3.5 of the Town of Grafton Zoning By-law. The lots range in size from 0.36 acres to 0.70 acres and the existing house will remain a separate lot. In addition to the lots being created, a Common Land parcel has been created that contains 2.8 acres, meeting the 40% required.

A land swap would occur as part of the Definitive Subdivision, with Grafton Land Trust. The parcels the would be swapped is parcel A and parcel B, both are approximately 3,672 SF.

Land Use Plan (Section 5.3.4b)4

In accordance with the Town of Grafton Zoning Bylaws, a Flexible Development Subdivision has been designed that provides Common Land containing approximately 2.8 acres. The proposed Common Land consists of both natural undisturbed areas that are generally comprised of steep slopes and previously disturbed open meadow areas that also contain an existing gravel drive, likely used historically for agricultural purposes. The land being proposed as Common Land is generally unbuildable as it contains steep slopes and lies within the Riverfront Area of Quinsigamond River. The proposed Common Land shall be left in its current condition with the exception of the proposed stormwater basin area shown in the Definitive Subdivision Plan. It is anticipated that the Common Land will be owned and maintained by a Homeowners Association formed by the residents in the proposed subdivision.

Grafton Land Trust Trail Improvements

During a site meeting with Rob Aberg from Grafton Land Trust, the existing trail along the Quinsigamond River was observed to be wet from both rainfall and that the trail is located partially within the wetland. The applicant is proposing to improve a portion of the trail abutting the proposed subdivision. These improvements would include widening of the trail, improving trail material and installing a pipe crossing under the proposed trail improvements to reduce ponding from both rainfall and stormwater runoff from the proposed subdivision. Mr. Aberg is agreeable to the improvements.

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

September 9, 2020

Town of Grafton Planning Board
Mr. Christopher McGoldrick, Town Planner
30 Providence Road
Grafton, MA 01519

**RE: Request for Subdivision Waivers
Definitive Subdivision
11 Wheeler Road, Grafton, Massachusetts
ASE Project No.: 2018-207**

Dear Mr. McGoldrick,

Please accept this letter as a formal request for waivers from the following requirements as set forth in the Town of Grafton Rules & Regulations Governing the Subdivision of Land, with revisions adopted by the Planning Board May 11, 2009. The applicant requests waivers to construct the proposed road to subdivision standards and subsequently the submission and/or installation of the sections listed below associated with the construction of a flexible development subdivision road. The applicant proposes to construct a new roadway within the established right-of-way to service single family residential lots.

§ 4.1.3 – Alignment

§ 4.1.3.6

Street shall be laid out so as to intersect with adjacent street or adjacent unsubdivided land at intervals of from six hundred feet (600') to twelve hundred feet (1,200'). In special instances the Planning Board may approve a right-of-way for a future street to remain in fee ownership of the applicant, in lieu of actual construction of a cross street.

The applicant requests a waiver from this requirement as the existing property is located within six hundred feet (600') of both Worcester Street (Route 140) and Meadow Lane. Although the requirement of this section cannot be met, the proposed roadway has been placed in a location that is generally equidistant for each existing adjacent road while also providing adequate sight distance in both directions along Wheeler Road.

§ 4.7.8 – Stormwater Management

§ 4.7.8.2

Systems for infiltration, detention or attenuation of storms shall be designed for 100 year frequency storm and shall not cause water to be discharged within 10 feet of the perimeter of the subdivision. All other drainage facilities shall be designed for a 10 year frequency storm, at minimum.

The applicant requests a waiver from the requirement of the stormwater infiltration system offsets, as the proposed infiltration basin design discharges water closer than 10 feet of the perimeter of the subdivision. The proposed basins are designed for the 100 year storm, due to grading and groundwater constraints, the systems discharge point is close to

the property line. Improvements are proposed to be made offsite, downhill from the discharge point to prevent erosion or flooding.

We hope this serves your needs at this time. Should you have any questions or require further assistance please contact this office.

Very Truly Yours,
ANDREWS SURVEY & ENGINEERING, INC.

A handwritten signature in black ink that reads "Kristen LaBrie". The script is cursive and fluid, with the first name "Kristen" and last name "LaBrie" clearly distinguishable.

Kristen LaBrie, EIT
Project Manager



MEMO

TO: Stephen O'Connell
FROM: Jennifer Conley, PE, PTOE
SUBJECT: Sight Distances and Speed Data at 11 Wheeler Road, Grafton, MA
DATE: March 27, 2019

WSP has conducted a speed study and determined the sight lines for the proposed site driveway on 11 Wheeler Road, Grafton, Massachusetts.

EXISTING CONDITIONS AND SPEED STUDY

An automatic traffic recorder (ATR) collected traffic volumes and speed data on Wheeler Road west of proposed roadway entrance point to 11 Wheeler Road paved driveway on Wednesday, March 13, 2019. Approximately, 850 vehicles (450 eastbound and 400 westbound) passed the location of the proposed site driveway. The weekday AM peak hour occurred from 7:00 to 8:00 AM when approximately 90 vehicles (80 eastbound and 10 westbound) passed the proposed site driveway. The weekday PM peak hour occurred from 5:30 to 6:30 PM when approximately 80 vehicles (25 eastbound and 55 westbound) passed the proposed site driveway.

During the data collection vehicle speeds were captured. The average speed on Wheeler Road was 27 mph for vehicles approaching from the west and 25 mph for vehicles approaching from the east. The 85th percentile speed or prevailing speed on Wheeler Road was 31 mph for vehicles approaching from the west and 29 mph for vehicles approaching from the east.

The site is located close to the bottom of a hill located to the west. WSP determined the grade of Wheeler Road to the west of the proposed site based on elevations provided on the site plan to be approximately eight percent.



STOPPING SIGHT DISTANCE AND INTERSECTION SIGHT DISTANCE

WSP has reviewed the available sight lines approaching and exiting the paved driveway at 11 Wheeler Road and compared them to industry standards.

The American Association of State Highway and Transportation Officials (AASHTO) calculated the requirements for Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD). SSD is the critical measurement of sight lines as the distance a vehicle needs to come to a complete stop to avoid collision when traveling at a certain speed. ISD is defined as the distance a motorist at an intersection can see before their line of sight is blocked by an obstruction. ISD is not a requirement, but ISD values greater than SSD improve the safety and flow of an intersection.

The Stopping Sight Distance (SSD) at the proposed driveway is effectively unlimited from both east and west directions. An obstruction in the path of travel along Wheeler Road is visible from east end of the street, where it intersects with Worcester Street. Whereas the SSD from the west is more than 500 feet, the vertical curve on the street helps vehicle travelling east to see the obstruction in the path.

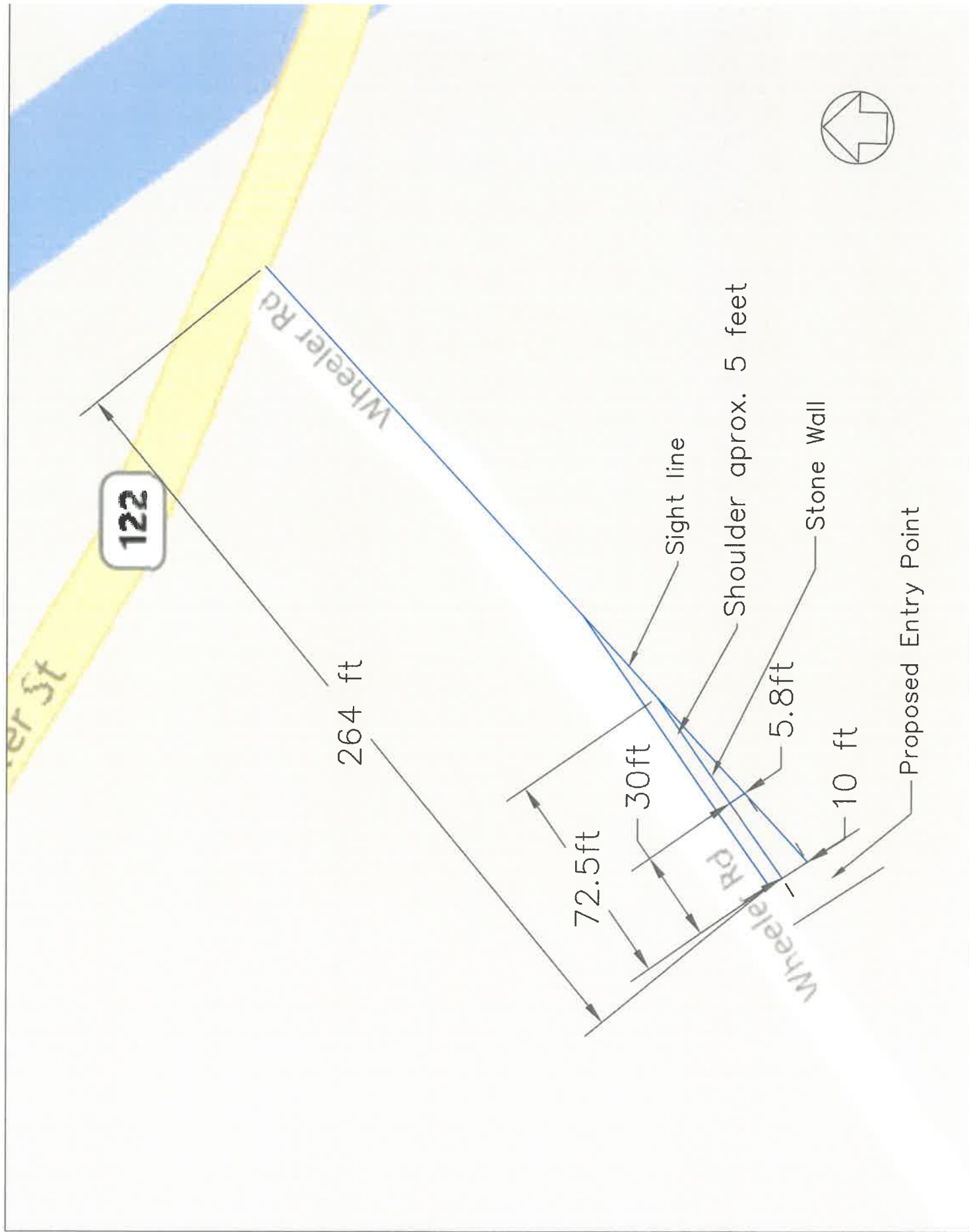
WSP measured the Intersection Sight Distance (ISD) in east and west directions of the driveway. ISD to each direction is obstructed by the trees present along both sides of the driveway. The ISD to the east is approximately 35 feet, where it is obstructed by the trees. The ISD to the west is approximately 85 feet where it is blocked by the trees and a light pole. It reappears at 122 feet and continues till 290 feet. After 290 feet, the ISD is blocked by the vertical curve on the street.

The traveling speeds on Wheeler Road were approximately 30 miles per hour. This dictates a Stopping Sight Distance of 200 feet and an Intersection Sight Distance of to the east of 335 feet and to the west of 290 feet on level ground. The available sight lines significantly exceeded the required SSD minimums, even when the downgrade from the west is accounted for. The recommended ISDs are not met in the current condition, however the ISD can and should be increased significantly with tree clearing along the property frontage.



CONCLUSIONS

Approximately 850 vehicles per day passed the proposed site driveway along Wheeler Road with a prevailing speed of approximately 30 miles per hour. The available sight lines exceed the minimum required stopping sight distance for a vehicle to avoid a collision at the site driveway. Additional tree clearing would increase the sight lines for a vehicle exiting the site driveway in order to provide the safest condition.



90695

QUITCLAIM DEED

We, Walter A. Jackman, Jr. and Sandra L. Jackman, husband and wife, of North Grafton, Worcester County, Massachusetts, being married, for consideration paid, and in full consideration of \$395,000.00 grant to Stanley W. McGriff and Lisa A. McGriff, husband and wife as tenants by the entirety of 11 Wheeler Road, North Grafton, Massachusetts with QUITCLAIM COVENANTS the land in Grafton, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the southerly line of Wheeler Road in said Grafton which point is seventy (70.0) feet distant measured along said southerly line of Wheeler Road from the intersection of said southerly line with the westerly line of Worcester Road as shown on the plan hereinafter referred to;

THENCE by a curve to the right with a radius of twenty (20.00) feet by land of Grafton Forest Association, Inc. thirty-one and forty-two (31.42) hundredths feet to a point;

THENCE South 40° 47' 40" East by said Association land one hundred eighteen and eighty-seven (118.87) hundredths feet to a point;

THENCE by a curve to the right with a radius of one hundred (100) feet by said Association land one hundred thirty-two and sixty-five (132.65) hundredths feet to a point;

THENCE by a curve to the left with a radius of one hundred fifty (150) feet by said Association land one hundred fifty-one and eighty-four (151.84) hundredths feet to a point;

THENCE South 22° 47' 40" East by said Association land 507 feet, more or less, shown on said plan incorrectly as four hundred seven (407.00) feet, more or less, to a point;

THENCE South 80° 26' 15" West by said Association land five hundred eighty-five (585.00) feet, more or less, to a drill hole in a stone wall at land now or formerly of Ellen L. Ekblaw;

THENCE North 9° 33' 45" West by said Ekblaw land five hundred seventy-three and thirty-one (573.31) hundredths feet to a drill hole in a stone wall;

THENCE North 25° 23' 15" West by said stone wall and Ekblaw land sixty-one and seven (61.07) hundredths feet to a drill hole on the southerly line of Wheeler Road;

THENCE North 57° 27' 20" East by the southerly line of said road two hundred seventy (270.00) feet to a point;

11 Wheeler Road, N. Grafton, MA

98 JUN 29 PM 3:51

RETURN TO : RICHARD M. WELSH JR
80 WORCESTER ST, SUITE 5
NORTH GRAFTON, MA 01536

-2-

THENCE North 49° 12' 20" East still by the line of said road two hundred thirty and four (230.04) hundredths feet to the place of beginning.

Excepting Lot A as more particularly described in Book 4490, Page 111; however, together with the right of first refusal referred to therein, insofar as the same is now in force and effect.

Said premises are conveyed subject to a reservation set forth in deed of Ellen L. Ekblaw to James E. T. Gummers, et ux, dated October 10, 1951, recorded with said Registry, Book 3371, Page 154, insofar as the same are now in force and effect; see release recorded with said Registry, Book 4544, Page 314.

Being the same premises conveyed to the grantors by deed of Charles J. Callahan, et ux dated September 30, 1976, recorded with said Registry, Book 6222, Page 310; and as shown on a plan recorded with said Registry, Plan Book 273, Plan 9, except for "Lot A" referred to above.

Witness our hands and seals this 22nd day of June, 1998.

Walter A. Jackman, Jr.
Walter A. Jackman, Jr.

Sandra L. Jackman
Sandra L. Jackman

Commonwealth of Massachusetts

Worcester, ss

June 22, 1998

Then personally appeared the above named Walter A. Jackman, Jr. and Sandra L. Jackman, and acknowledged the foregoing instrument to be their free act and deed before me,

Nathaniel D. Gale
Notary Public
My commission expires: Nov. 10, 2000

Return to:
Richard M. Welsh, Esq.
80 Worcester Street, Suite 5
North Grafton, MA 01536

DEEDS REC 20
WORCESTER
06/29/98
TAX 1801.00
CASH 1801.00
3120A140 14:35
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register